

LAND FOR SALE

- 3 ACRES
- ZONED COMMERCIAL
- 440' DIRECT FRONTAGE ON US 301

3161 Gall Blvd | US 301
Zephyrhills, FL 33541



Brent Nye
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Prime development opportunity inside Pasco County's fastest growing corridor. This 3-Acre site has 441' direct frontage along US Highway 301 which sees more than 20,000 VPD. It features exceptional commercial value with its C-2 Commercial Zoning, location in the Opportunity Zone, and its proximity to the new State Road 56/US Hwy 301 extension to Wesley Chapel to Interstate 75.

The parcel sits directly across the street from 3 approved home developments by Lennar and Meritage Homes; which will add over 1,000 new homes. Also located on 3/4 mile from the new Two Rivers development, with plans to build 6,547 homes. With all the approved development planned throughout the area, this site will see a significant increase in traffic making it ideal for Retailers and/or Storage operators.

PROPERTY HIGHLIGHTS

- Located In The Opportunity Zone
- Property is Located near Planned Lighted Intersection on US Hwy 301
- Direct 440' frontage on US Hwy 301/Gall Blvd
- Close proximity to the New State Road 56 & US Hwy 301 Intersection, allowing Optimal Accessibility for Commuters

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OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	3 Acres

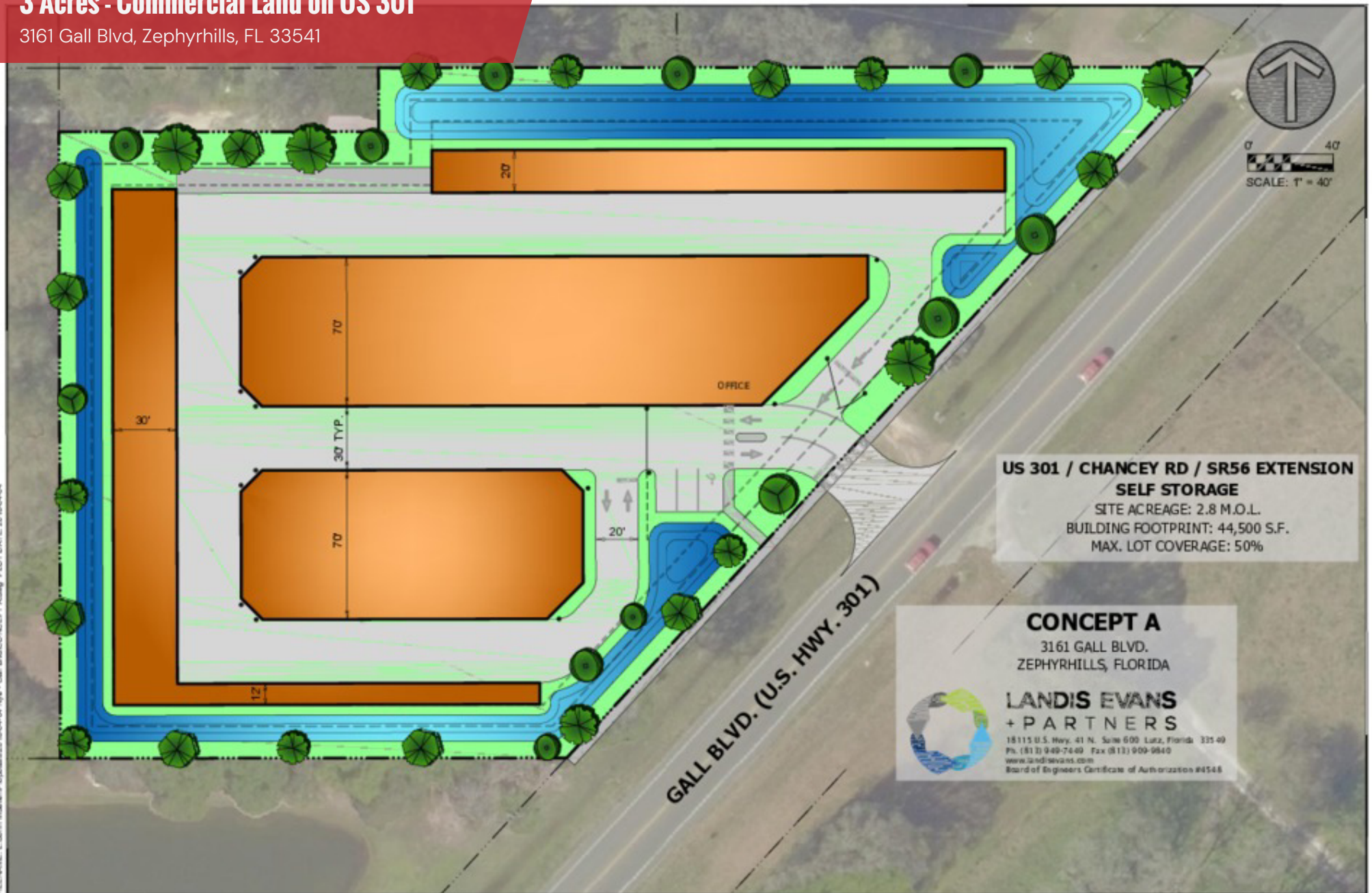
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,227	26,172	65,802
Total Population	2,451	60,935	180,251
Average HH Income	\$52,599	\$69,156	\$103,229



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FILE NAME: L:\Arch\Master\Proposals\2018-04-04 Nye - Our Best\CONCEPT A.dwg PLOT DATE: 2018-04-04



**US 301 / CHANCEY RD / SR56 EXTENSION
SELF STORAGE**
SITE ACREAGE: 2.8 M.O.L.
BUILDING FOOTPRINT: 44,500 S.F.
MAX. LOT COVERAGE: 50%

CONCEPT A
3161 GALL BLVD.
ZEPHYRHILLS, FLORIDA



**LANDIS EVANS
+ PARTNERS**

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Board of Engineers Certificate of Authorization #4548

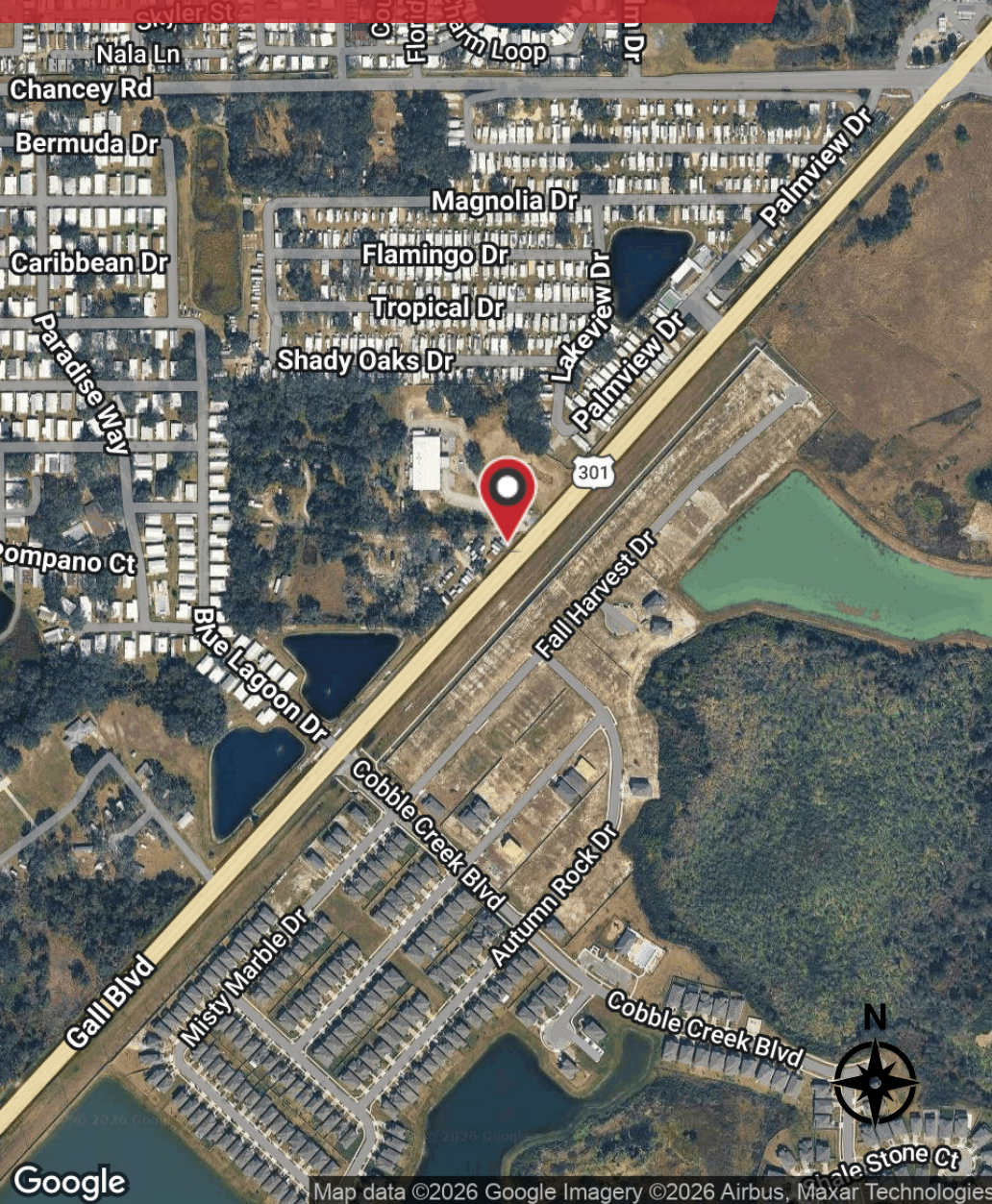
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	2,451	60,935	180,251
Median age	61.0	51.1	43.1
Median age (Male)	58.6	50.5	43.0
Median age (Female)	64.9	52.0	43.6
Total households	1,227	26,172	65,802
Total persons per HH	2.0	2.3	2.7
Average HH income	\$52,599	\$69,156	\$103,229
Average house value	\$114,700	\$173,562	\$297,291

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LOCAL DEVELOPMENTS

Zephyrhills, FL

Rapid Population Growth

Pasco County has experienced more than 15% population growth over the last five years, ranking it among the fastest-growing counties in Florida, according to the U.S. Census Bureau. This sustained in-migration drives expanding household demand for retail, services, and convenience-oriented commercial uses.

Two Rivers Master-Planned Community

A large-scale master-planned community on SR 56 between Morris Bridge Road and US 301 is delivering over 6,000 planned homes, townhomes, apartments, and villas across multiple phases, with 10 leading builders offering product from the mid-\$300s to over \$1 million. With active villages and continued new releases along the SR -56 corridor, Two Rivers represents a multi-year, multi-thousand-home demand engine within a short drive of the site.

Industrial Anchors: MiTek & Bauducco Foods

The SR-56/US-301 corridor has attracted significant industrial investment in recent years. MiTek Manufacturing is investing \$77.6 million in a 480,000 SF manufacturing facility at North Tampa Bay Industrial Park, expected to be operational in early 2026, with an average wage of \$71,286 — 125% of the county average. Separately, Bauducco Foods acquired 84 acres at Zephyrhills Airport Industrial Park for a 403,000 SF facility projected to bring approximately 600 jobs. Together, these anchors signal strong employment-driven demand on the east side of Pasco County.

Infrastructure Investment

The area continues to benefit from significant transportation and infrastructure investment. The proposed SR 56 eastward extension from US 301 to US 98 is currently under study and would establish a new east-west bypass while improving regional freight and commuter mobility. US 301 (Gall Boulevard) is also planned for widening and conversion to a one-way pair between Corey Street and CR 54, incorporating bicycle lanes and enhanced pedestrian access through downtown Zephyrhills. In addition, the Overpass Road/I-75 interchange, completed in 2023, has strengthened connectivity among I-75, US 301 and East Pasco employment centers. Further roadway and intersection improvements are included in the MPO's 2025–2029 Transportation Improvement Program, while the SR 52 East Extension continues through the PD&E phase.



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